

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 1, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District

ABSENT: Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON SE-00-S-038, JAGDISH BERRY, BE DEFERRED TO A DATE CERTAIN OF MARCH 28, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Smyth and Wilson absent from the meeting.

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In Commissioner Smyth's absence, Chairman Murphy MOVED THAT THE PUBLIC HEARING ON RZ-2000-PR-027 AND FDP 2000-PR-027, CHRISTOPHER MANAGEMENT, INC., BE DEFERRED TO A DATE CERTAIN OF FEBRUARY 22, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Smyth and Wilson absent from the meeting.

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Commissioner DuBois MOVED THAT THE PUBLIC HEARING ON RZ-2000-DR-053 AND FDP 2000-DR-053, MHI-LAUGHLIN AVENUE VENTURE, L.L.C., BE DEFERRED TO A DATE CERTAIN OF MARCH 15, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Smyth and Wilson absent from the meeting.

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Commissioner Harsel MOVED THAT THE PUBLIC HEARING ON SE-00-B-049 AND SE-99-B-029, TWOCHÉZ & CO., T/A HERITAGE MALL SERVICE CENTER, BE DEFERRED TO A DATE CERTAIN OF MARCH 1, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Smyth and Wilson absent from the meeting.

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Commissioner Alcorn announced that an Environment Committee meeting would be held on Wednesday, February 7, 2001 at 7:30 p.m. in the Board Conference Room to discuss rain garden bioretention facilities.

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Commissioner Harsel noted that she would move to approve minutes for May and June 2000 on March 1, 2001. She requested that Commissioners return their corrections to her no later than February 15, 2001.

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Chairman Murphy announced that Committee assignments would be formalized on Wednesday, February 7, 2001.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. PCA-1998-LE-048 - MPE LLC
FDPA-1998-LE-048 - MPE LLC
2. RZ-2000-HM-025 - DULLES CONSOLIDATION LLC
FDP 2000-HM-025 - DULLES CONSOLIDATION LLC

This order was accepted without objection.

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PCA-1998-LE-048/FDPA-1998-LE-048 - MPE LLC - Appls. to amend the proffers & the final development plan for RZ-1998-LE-048 approved for office development to permit an increase in bldg. height w/an overall FAR of 0.62 on property located on the N. side of the Franconia-Springfield Pkwy., approx. 1,500 ft. W. of its intersection w/Beulah Rd. on approx. 1.66 ac. of land zoned PDC. Comp. Plan Rec: Mixed use. Tax Map 91-1((1))pt. 11B1 (formerly 91-1((1))11B.) LEE DISTRICT. PUBLIC HEARING.

Ms. Barbara Fried, agent for the applicant, reaffirmed the affidavit dated November 8, 2000. There were no disclosures by Commission members.

Commissioner Kelso asked that Chairman Murphy ascertain whether there were any speakers present for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE PCA-1998-LE-048, SUBJECT TO THE PROFFERS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioners Byers and Koch seconded the motion which carried unanimously with Commissioners Smyth and Wilson absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-1998-LE-048, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF PCA-1998-LE-048.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Smyth and Wilson absent from the meeting.

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RZ-2000-HM-025/FDP 2000-HM-025 - DULLES CONSOLIDATION LLC - Appls. to rezone from R-1 to PDH-12 to permit residential development at a density of 13.15 du/ac & approval of the conceptual & final development plans on property generally located on the N. side of Fox Mill Rd. approx. 500 ft. N. of its intersection w/Frying Pan Rd. on approx. 35.14 ac. Comp. Plan Rec: 1-2 du/ac w/option for 8-12 du/ac. Tax Map 16-3((3))1-30; 16-3((1))14B & portions of the public rights-of-way of Greg Roy La., Fox Hunt La. & Roy Rd. to be vacated and/or abandoned. (Approval of this appl. may enable the vacation and/or

abandonment of portions of the public rights-of-way for Greg Roy La., Fox Hunt La. & Roy Rd. to proceed under Sect. 15.2-2272(2) of the Code of Virginia.) HUNTER MILL DISTRICT. PUBLIC HEARING.

Gregory Riegle, Esquire, with McGuire Woods LLC, reaffirmed the affidavit dated January 18, 2001. There were no disclosures by Commission members.

Ms. Kristen Abrahamson, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to a question from Commissioner Palatiello, Ms. Abrahamson said that staff was in agreement with the proffers as they appeared in the staff report, with some minor editorial revisions.

At Commissioner Alcorn's request, Ms. Abrahamson explained the formula used for calculating the number of affordable dwelling units (ADUs), as found on page 16 of the staff report, resulting in 24 ADUs. She added that the number of multi-family market units was 224.

Mr. Riegle stated that the application fully complied with the ADU Ordinance and noted that the proposed density was below the adjusted range allowed by the Ordinance. He presented a history of the property and said the proposed development included multi-family, single family attached, and detached units, compatible with existing development. He added that concerns of the community had been addressed by using a traditional neighborhood design with a grid street pattern dispersing traffic evenly throughout the community with multiple ingress and egress points. He said all units would have access to open space facilities, including a large village green in the center for active and passive recreational use. He explained that the multi-family units would have a well-screened parking structure lower in height than the buildings, which would free up more space for amenities. He also said that the applicant had proffered numerous trail connections, road improvements, a traffic signal and attractive landscaping. In conclusion, Mr. Riegle noted that the application had the support of the Hunter Mill Land Use Committee and that all community concerns had been fully resolved. He said the applicant was in agreement with the minor editorial changes to the proffers recommended by staff.

In response to a question from Commissioner Palatiello, Mr. Riegle said that the ADUs would be dispersed throughout the multi-family building and said he would add language to the proffers to that effect.

Commissioner Palatiello commended Mr. Riegle for his work on this application and for resolving all issues raised by the community. Mr. Riegle then asked those persons in the audience who supported the proposed development to stand and be recognized.

Ms. Abrahamson and Mr. Eddie Byrne, with KSI, Services, Inc., representing the applicant, responded to questions from Commissioner Byers about the size of the side yards of the proposed units.

Mr. Riegle responded to questions from Commissioner Alcorn about the ADU calculations and the construction materials to be used for framing the proposed multi-family units. Commissioner Alcorn encouraged the applicant to consider making an affordable housing contribution for market rate units which were exempt from the ADU Ordinance. Chairman Murphy commented that doing so would elevate the cost of the other houses, making them less affordable.

Responding to a question from Commissioner Harsel, Ms. Abrahamson said that staff believed all major transportation issues had been addressed.

Ms. Abrahamson responded to questions from Commissioner Hall about the requirement for an elevator in the multi-family units and the impact its location would have on compliance with the ADU Ordinance.

In response to a question from Commissioner Byers, Mr. Byrne identified the number and location of the elevators and parking spaces.

Chairman Murphy called for speakers from the audience and recited rules for testimony before the Commission.

Mr. Daniel Carr, 13122 Greg Roy Lane, Herndon, expressed support for the proposed development. He said the residents of Greg Roy had worked with eight different developers and commended KSI for addressing their concerns.

Mr. Riegel had no rebuttal remarks. There were no further comments or questions from the Commission and staff had no closing staff remarks. Therefore, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for action on these applications. (A verbatim transcript is in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2000-HM-025 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE PROFFERS DATED JANUARY 12, 2001, WITH THE FOLLOWING AMENDMENTS: IN PROFFER NUMBER 5: THE NUMBER "13.1459" BE STRICKEN AND THAT "12.69" BE INSERTED IN LIEU THEREOF; AND THAT IN PROFFER NUMBER 6, A SENTENCE BE ADDED AT THE END THEREOF THAT SAYS: "HOWEVER, THE ADU UNITS WILL BE LOCATED WITHIN THE MULTI-FAMILY PORTION OF THE SITE AND WILL BE DISPERSED TO THE SATISFACTION OF DPWES."

Commissioner Byers seconded the motion which carried unanimously with Commissioners Smyth and Wilson absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-HM-025, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 17, 2001, AND SUBJECT TO THE BOARD'S APPROVAL OF RZ-2000-HM-025.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Smyth and Wilson absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG A PORTION OF THE NORTH SIDE OF FOX MILL ROAD IN FAVOR OF THAT SHOWN ON THE CDP/FDP.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Smyth and Wilson absent from the meeting.

Commissioner Palatiello MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 600 FOOT LIMITATION ON THE MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Smyth and Wilson absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS WITHDRAW OUT-OF-TURN PLAN AMENDMENT S99-III-UP1.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Smyth and Wilson absent from the meeting.

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The meeting was adjourned at 9:15 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

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CLOSING

February 1, 2001

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: October 18, 2001

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission